



Goring Road, Staines-upon-Thames, TW18 3EH

£850,000 F/H



Located in a no through road and within walking distance of Staines Town Centre, is this deceptively spacious four/five bedroom extended detached property presented in excellent condition throughout with a sunny south facing rear garden. The property has a driveway to both sides and two detached garages allowing ample off street parking, ideal for anyone needing a lot of storage.

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Part glazed front door:

<u>ENTRANCE HALLWAY:</u>	Engineered wooden flooring, wall mounted lights, stairs to first floor, radiator, under stairs storage cupboard, side aspect double glazed window and front aspect opaque double glazed windows.
<u>FAMILY ROOM:</u>	Front aspect double glazed bay window, radiator, coved ceiling, and engineered wood flooring.
<u>LOUNGE/DINING</u>	Coved ceiling, engineered wood flooring, radiator and feature fireplace. Dining area has ample space for table and chairs, French doors to rear garden and door to kitchen.
<u>FITTED KITCHEN/DINING ROOM:</u>	Range of base and eye level units with rolled edged work surfaces, one and a half bowl sink unit with mixer tap, tiled flooring, coved ceiling, side aspect double glazed windows, dishwasher, dryer, space for appliances, range cooker/oven, side door leading to detached garage and French doors out to garden.
<u>LUXURY SHOWER ROOM:</u>	Fully tiled walls and floor with side aspect opaque double glazed windows. Vanity enclosed wash hand basin, separate double shower cubicle with riser shower, tiled flooring, heated towel rail and extractor fan.
<u>BEDROOM ONE</u>	Side aspect double glazed window, fitted carpets, panel radiator and ample power points.
<u>BEDROOM/STUDY:</u>	Side aspect double glazed window fitted carpets and radiator.
<u>GALLERY HALWAY:</u>	Fitted carpets, stairs to first floor, wall mounted lights, radiator. Door leading to kitchen and open plan living room.
<u>LANDING:</u>	Two skylights and lots of space. Fitted alarm, fitted carpet and doors to all rooms.
<u>MASTER BEDROOM:</u>	Rear aspect double glazed window, radiator, fitted carpet.
<u>EN-SUITE SHOWER ROOM:</u>	Comprising separate shower, low level WC, vanity enclosed wash hand basin, fully tiled walls and floor. Velux window.
<u>BEDROOM TWO:</u>	Dual aspect double glazed windows and radiator.
<u>EN-SUITE SHOWER ROOM:</u>	Fully tiled walls and floor, double glazed Velux, heated towel rail, low level WC, pedestal wash hand basin and separate shower cubicle.
<u>BEDROOM THREE:</u>	Side aspect double glazed window, eaves storage and radiator.
<u>OUTSIDE</u>	
<u>REAR GARDEN:</u>	Approximately 100ft. Large South facing patio area, laid to lawn with flower, shrubs and tree borders, courtyard access and enclosed by panel fencing.
<u>TWO DETACHED GARAGES:</u>	Detached pitched brick built garages with up and over doors.
<u>FRONT:</u>	A substantial in and out gated block paved driveway with parking for several vehicles. Wooden gates leading to storage area and rear garden.
<u>COUNCIL TAX BAND:</u>	E – Runnymede Borough Council
<u>VIEWINGS:</u>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

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FLOORPLAN

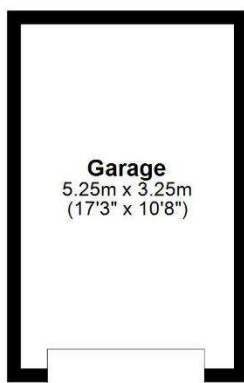
Ground Floor

Approx. 123.7 sq. metres (1331.8 sq. feet)



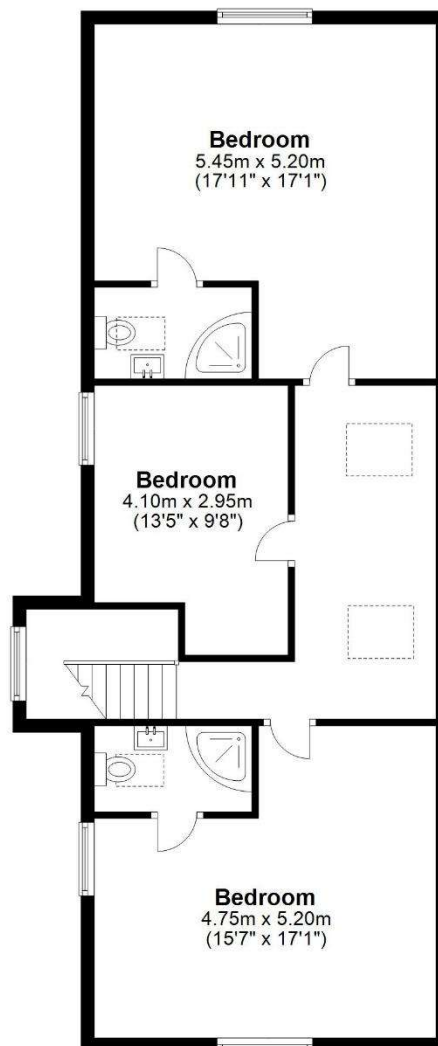
Garage

Approx. 17.1 sq. metres (183.7 sq. feet)



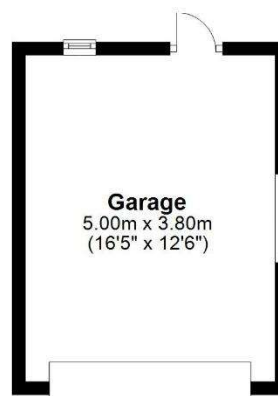
First Floor

Approx. 82.0 sq. metres (882.5 sq. feet)



Garage

Approx. 19.0 sq. metres (204.7 sq. feet)



Total area: approx. 241.8 sq. metres (2602.7 sq. feet)

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

26 Goring Road STAINES-UPON-THAMES TW18 3EH		Energy rating C
Valid until 13 May 2035	Certificate number 0380-2727-5550-2395-0055	
Property type	Detached house	
Total floor area	204 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.